



March 21, 2006 CPC  
~~June 20, 2006 CPC~~  
July 18, 2006 CPC

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06SN0194  
(AMENDED)

Bluestone Real Estate, LLC

Clover Hill Magisterial District  
Providence Elementary; Providence Middle; and  
Monacan High Schools Attendance Zones  
North line of Hull Street Road

REQUEST: (AMENDED) Rezoning from Agricultural (A) and Corporate Office (O-2) to Residential Townhouse (R-TH) with Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A residential townhouse development with a maximum of 101 dwelling units is planned, yielding a density of approximately 3.5 dwelling units per acre.

RECOMMENDATION

The Clover Hill District Commissioner is requesting a thirty (30) day deferral to allow additional time to work with the applicant and area property owners to address their concerns. A deferral to the August Planning Commission meeting would require the submission of any revisions no later than July 17, 2006. Otherwise, a longer deferral may be appropriate.

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CASE HISTORY

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Planning Commission Meeting (3/21/06):

At the request of the applicant, the Commission deferred this case to April 18, 2006.

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Staff (3/22/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than April 17, 2006, for consideration at the Commission's June 20, 2006, public hearing.

Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

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Applicant (4/17/06):

The application was amended to request Residential Townhouse (R-TH) zoning. Revisions to the proffers, Textual Statement and master plan were submitted.

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Applicant, 360 Corridor Committee, Staff and Clover Hill Commissioner (4/25/06):

A meeting was held to discuss the proposal.

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Applicant, 360 Corridor Committee and Clover Hill District Commissioner (5/30/06):

A meeting was held to discuss this proposal.

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Applicant (6/20/06):

The deferral fee was paid.

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Planning Commission (6/20/06):

At the request of the applicant, the Commission deferred this case to July 18, 2006.

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Staff (6/21/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than June 26, 2006, for consideration at the Commission's July 18, 2006, public hearing.

Also, the applicant was advised that a \$500.00 deferral fee must be paid prior to the Commission's public hearing.

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Applicant (6/21/06):

Revised proffers and exhibits were submitted.

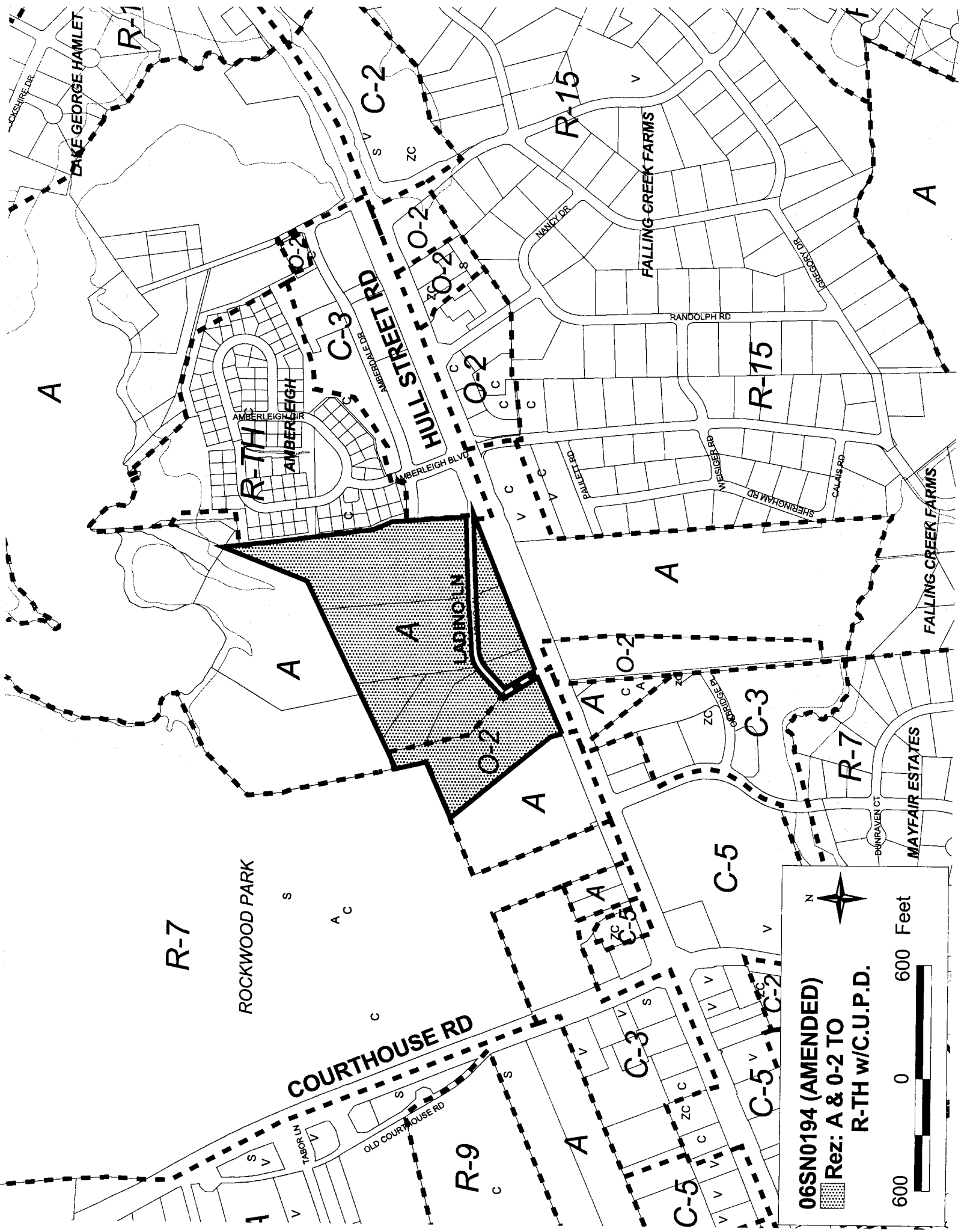
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Applicant (7/11/06):

Revised proffers and Textual Statement were submitted.

To date, the deferral fee has not been paid.

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06SN0194 (AMENDED)

Rez: A & O-2 TO

R-TH w/C.U.P.D.

